

**District V Advisory Board**  
**Minutes**  
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**December 2, 2002**  
**7:00 p.m.**

**Auburn Hills Golf Course Clubhouse**  
**443 S. 135<sup>th</sup> West**

The District V Advisory Board meeting began at 7:05 p.m. at the Auburn Hills Golf Course Clubhouse at 335 S. 135<sup>th</sup> Street West. In attendance were nine (9) District Advisory Board Members including six (6) regular members and three (3) youth members. Seven (7) City Staff were present and approximately 60 members of the public of which 51 signed the signup sheet.

**Members Present**

David Almes  
Bob Bulman  
Sean Cash  
Amy Doan  
David Dennis  
Maurice Ediger  
Brendan Groves  
Andy Johnson  
Laura Scrafford  
Teresa Schmidt

**Staff Present**

Officer Alex Dean, Police  
Paul Gunzelman, Public Works  
Donna Goltry, Planning  
Rob Younkin, Public Works  
Dana Brown, City Manager's Office

**Guests**

Listed on last page

**Members Absent**

Fran Hoggatt  
Samantha Morgan  
Bob Sorenson  
Vice Mayor Bob Martz

**ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 7:04. **Chairman Pro-tem David Dennis** explained the purpose of the District Advisory Board as advisory to Vice Mayor Martz as the elected representative for City Council District V. Dennis explained that in Vice Mayor Martz' absence, he would be conducting the meeting.

**Approval of Minutes and Agenda**

Approval of the minutes for November 4, 2002 was deferred until the next meeting, approved 6-0.

The agenda for the meeting was approved with acknowledgement that Randy Sparkman, Office of Central Inspection, would be presenting item #4 instead of Kurt Schroeder, and that other staff were presenting at more than one DAB tonight and the agenda may be adjusted accordingly.

## **Public Agenda**

### **1. Scheduled items.**

#### **a. Parents As Teachers**

**Mitzi Hall, USD 259**, presented information on the services of this program. Hall provided handouts and said the program is available to any child living in the USD 259 districts who is 0-5 years old. She emphasized how important it is for preschool children to learn as learning peaks at three years of age. Hall said that 1,800 families are currently being served with home visits and annual screenings. She also noted that a Parent-Teacher Resource Center, located at 412 S. Main, may be used free by any parent whose child is utilizing the program services.

**No Action Required.**

#### **b. Interfaith Ministries Programs**

**Karole Bradford** presented information on a variety of programs offered including GO-Zones (AmeriCorp), Operation Holiday, and Celebrate Safely. GO-Zones (AmeriCorp) work with neighborhood associations and church congregations to provide latchkey programs. Operation Holiday provides assistance of meals, coats, blankets, Christmas toys, etc. to families that meet the income eligibility requirements. The requests have increased 400% over last year's and Catholic Charities are still taking applications. Celebrate Safety is a new program for Interfaith and focuses on discouraging New Year Eve celebrations in which guns are fired into the air, creating risk of person & property damage.

**No Action Required.**

### **2. Off-agenda items**

No citizens presented items of concern or requests for information to the board.

## **Staff Presentations**

### **3. Community Police Report**

**Community Police Officer, Alex Dean, Beat 18**, presented information pertaining to District V. Dean said that police from the West Bureau referred about 55 families to the Christmas Referral Program, which provides assistance for needs. He told about a computer program that will help determine the cause of accidents such as speeding, seat belts, following too closely. The program will eventually be on Internet. He encouraged citizens to avoid the Kellogg construction by using alternate routes as numerous accidents were taking place. He reminded everyone, however, that if they are driving through a neighborhood that the speed limit is 35 mph.

Dean said that auto larcenies by youth and continued to be the main criminal concern in District V. This and other related crimes are known as "crimes of opportunity," because car owners leave their cars unlocked making it easy for the car or items in the car to be stolen. Dean said that even if a minor theft occurs that citizens should report it. And he warned of the common concerns during the holidays such as theft of packages, cash, and at ATMs.

Dean reported that the traffic trailers are being utilized regularly with the last site being Maple between 119<sup>th</sup> & 135<sup>th</sup> where 60,000 cars were monitored over a 3-day time period. Of those, the majority was following the speed limit. Homeowner associations and

neighborhoods can request having their street monitored but currently a one-month wait is involved. Dean said to contact the Beat Officer, if interested, at 941-0673 (answered 24 hours).

**Action: Receive and file**

Due to staff not being available for presentation, agenda item #6 was heard next as #4.

### **Public Works**

#### **4. Proposed Improvement District**

**Rob Younkin, Public Works**, presented a proposal for an improvement district for paving streets in an area north of Kellogg, west of 119th St. West. The proposed improvement district includes the area marked by the following streets:

- Hornecker from Kellogg to Lynndale;
- Rogers from Walker to Lynndale;
- Wheatridge Drive from Walker to north of Mickey Drive;
- Irving from Hornecker to Rogers;
- Lynndale from West of Hornecker to 119<sup>th</sup> St. West;
- Beaumont, from Wheatridge to 119<sup>th</sup> Street W.; and,
- Mickey Drive from Wheatridge to 119<sup>th</sup> Street.

Younkin presented information including a map of the proposed district, identification of each property by owner, and estimated assessments. Younkin also provided an overview of the proposal that had been petitioned by signatures from 91 of the 155 property owners in the area. He said the costs have been figured on a fractional basis as 1/95<sup>th</sup>, with the belief that this was the fairest division of costs. No curb & gutter or storm drainage will be constructed. Because sewer does not currently exist for all property owners, the asphalt paving would need to be removed if the water main is extended in the future.

**Property owners** in the proposed improvement district expressed concerns related to costs and whether a more fair method could be used to figure the assessment; the estimate plus 1% was not definite enough; people moving into the area and wanting improvements that others who have lived there for a number of years do not want; whether access to driveways would be available during construction; how drainage would be handled; need for culvert area to be cleaned out for proper drainage; and existing situation of sand being dangerous.

**Board members** expressed the need to maintain city standards throughout all areas and recommended approval for the proposed improvement district with the condition that drainage be reviewed in the area. If it is the City's responsibility to clean out the culverts, the DAB recommended that this be done prior to initiating the project. Motion passed 7-0.

**Action: The Board recommended approval with the condition that the culvert drainage be cleaned, if it is the City's responsibility (unanimous action 7-0)**

### **Planning Agenda**

#### **5. Zone Change Request – ZON2002-63**

**Donna Goltry, Planning**, also presented a request for a zone change at the northwest corner of Maize Road & Central Park from "GO," General Office to "LC" Limited Commercial and Amendment to Protective Overlay #49. Goltry presented information about the request to change the zoning of the subject property currently vacant area that adjoins NewMarket Square, a master

planned development for commercial use (retail/office/hotel), and the Evergreen residential area. Evergreen area is located north of the shopping center and is separated by Central Park Street. If the LC area is developed, the applicant has agreed to scale back office development to the south of the subject property to keep total traffic volumes within the same range as currently approved for NewMarket Square. All recommendations included in the staff report were at minimum or above minimum requirements. The issue of traffic signalization at Central Park & Maize is still being negotiated.

**George Sherman, agent for Slawson Development**, told the DAB that NewMarket Square and Evergreen residential area had been initiated two years ago. Over 60% of the area is now fully developed with success exceeding their expectation. Sherman noted that Vice Mayor Martz had expressed support for further development.

DAB Members asked questions about the retention pond; traffic volumes during rush hours; traffic signal; sidewalks; impact on neighborhood area; and Central Park being a collector street. All questions were answered to the satisfaction of the DAB Members.

**Action: Unanimously (7:0) moved to support the Planning Department recommendation to approve the request with conditions listed in the staff report.**

**6. Zone Change Request – ZON2002-62**

**Donna Goltry, Planning**, presented a request for a zone change from “GO” General Office to “LC” Limited Commercial and “NR” Neighborhood Retail located at the southwest corner of Maple & 119<sup>th</sup> Street West. Goltry presented information about the zone request for the 3.2-acre platted site, and described it a quality request. The request for two types of zoning are due to different needs in each separate area. The subject property requested for LC includes the area directly adjacent to the intersection. The zoning would allow the area to remain flexible for drive-through restaurants and restaurants larger than 2,000 square feet (both prohibited in NR zoning). The surrounding area includes parks, assisted living facility, and residential. Although the request does not meet the recommendation for office development in the 2002 amended version of the *1999 Update to the W/SC Comprehensive Plan*, it does agree with the Commercial Locational Guidelines of the *Update Plan*, which recommends commercial uses be located at arterial intersections. In addition, the request is within the Far West Side Commercial Development Plan, which also recommends certain signage, lighting, landscaping, and architectural design. As a result, the planning staff recommends the existing Protective Overlay (#99) be amended to ensure these standards are met. Applicant and agent have further agreed on predominantly brick exterior buildings, eight-foot monument signage, and prohibition of certain “LC” uses.

As agents for the applicant (William Owen), Baughman Company consultants presented a design concept for the subject property to be known as WestLake. They noted the required detention area shown as a water feature. The plan for mixed development includes retail along Maple Street, offices along the water feature, and a walking path between the water and the office areas. Site access will be approved during the platting process.

Citizens commented about flooding concerns from the past and whether the plan fully considered flood prevention in the area. Part of the concern included the current type of bridge construction over the Cowskin Creek on West Kellogg. In addition, the citizen believed that the City had made no improvements for flood prevention. One representative of a nearby homeowner association supported the plan for development.

DAB Members noted the size and depth of the retention pond as a project necessary for flood control; identified several projects the City has completed toward the overall plan to prevent flooding; and, clarified construction plans regarding the bridge on Kellogg over Cowskin Creek.

**Action: The District Advisory Board voted unanimously (7:0) to support the Planning Department recommendation to approve the request with conditions listed in the staff report.**

### **Staff Presentations (continued)**

#### **7. Itinerant Merchants**

**Randy Sparkman, OCI**, presented background and options for amendments to the Itinerant Merchant Ordinance. He explained the difference in this license and stand license and explained how a recent incident had caused staff to study the licenses and associated requirements for fairness. Sparkman reviewed the options presented and the advantages & disadvantages of each as shown in the information previously provided to the DAB Members.

Board Members asked about differences in licenses and costs for stands and mall kiosks, and how enclosure in a building affects the licensing. Sparkman explained that the business owner regulated most enclosed stands. Clarification was requested on who issued the licenses for each option and would changes affect the ease or difficulty of enforcement. Other questions focused on the farmer with fresh produce, trade shows, auto sales, youth sales, home sales including candles, cosmetics, etc. Sparkman said that non-profit youth organizations such as schools, scouts, etc. are exempt and that home sales are covered under the home occupation license.

Ediger (Almes) moved to support Option 3, which combines itinerant merchants, and temporary stand vendors into single ordinance, amending the current codes to apply to all itinerant merchants, regardless of residency. Motion passed 6:0.

**Action: Recommend Option Three as presented (6:0).**

### **Public Works (continued)**

#### **8. Arterial Sidewalk Program**

**Paul Gunzelman, Public Works**, provided an update on the recommendations previously made by DAB V for sidewalks at the November meeting. Gunzelman notified residents and businesses along Maize & 21<sup>st</sup> Street and received no responses. He also notified the residences and businesses along Tyler between 21<sup>st</sup> & 29<sup>th</sup> and received four (4) responses against and two (2) responses from those in favor. **Almes (Schmidt)** moved to recommend doing both sidewalks. Motion passed 6-0.

**Action: Motion passed 6:0 to construct sidewalks along on Maize & 21<sup>st</sup> Street and Tyler between 21<sup>st</sup> & 29<sup>th</sup> Street.**

### **Board Agenda**

- Neighborhood Matching Grant Applications**

**Breezy Lake Homeowner Association** presented the information previously requested by the District Advisory Board at the November 6<sup>th</sup> meeting, including the homeowner association budget and indication that both Public Works and Parks & Recreation were involved in the plan for types and site of the plants and trees. With this being satisfied, the Board moved to award a

total of \$5,000 to Breezy Lake HOA with \$635.76, the remaining balance in the 2002 DAB V grant funding, as one check and the remainder of \$4,364.24 from the 2003 DAB V grant funding.

**Action: Motion passed 6:0 to award Breezy Lake Homeowner Association the grant request of \$5,000 with \$635.75 available from 2002 District V grant funding and the remaining \$4,364.24 from the 2003 District V grant funding.**

Due to the length of the meeting and grant funding not being available for award until January 2003, the DAB voted 4:0 to defer until the January meeting the review of the grant application from the Northridge Lakes Homeowner Association for a project to improve water circulation until Improvement

#### **DAB Members**

- Concerns/issues/updates

**Johnson** provided copies of a “paper trail” concerning the drainage issues in Hickory Creek. The issues have been brought before the DAB several times previously and Johnson asked that Board members review this information for a later discussion.

In addition, a recommendation was made that Vice Mayor Martz be asked to raise the priority of the traffic light to be installed at Central and 119<sup>th</sup> Street.

**Action: Board Members agreed by verbal consensus.**

The next meeting for District Advisory Board V is scheduled on **January 6, 2002** at Auburn Hills Clubhouse at 7:00 p.m.

With no other business, the meeting was adjourned at 11:00 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant  
City Council District V

## **Guest List**

Bob Powell 12003 Mickey Dr. 67235  
Joyce Powell 12003 Mickey Dr. 67235  
Stan Unruh 1511 Hornecker 67235  
Mary Unruh 1511 Hornecker 67235  
Ernie Evans 1471 Rogers Ln. 67235  
Lori Evans 1471 Rogers Ln. 67235  
Kevin Kirkhart 1431 Rogers 67235  
Jacque Bowles 12334 Walker 67235  
Bill Bowles 12334 Walker 67235  
Don Demaree 12321 Irving  
Bill Criqui 1500 S. Hornecker 67235  
Jim Edgington 12411 Irving 67235  
Marlene Edgington 12411 Irving 67235  
Virgil Schmidt 12421 Irving 67235  
Joanne Liles 12300 Irving 67235  
C.L. Liles 12300 Irving 67235  
W.G. Farha 2009 Siefkin  
Lorin Peterson 12007 Mickey  
Curt Befort 1431 S. Wheatridge  
Angie Blades 1430 Hornecker  
Fred Jelich 1480 Wheatridge 67235  
Sue Jelich 1480 Wheatridge 67235  
Howard Moore 1500 S. Wheatridge 67235  
Margaret Moore 1500 S. Wheatridge 67235  
Bonnie Coleman 12401 Irving 67235  
Lyle Koerper 1644 Valleyview Ct.

Harold Welch 1503 Hornecker  
Mitzie Hall 910 W. Putter Cr.  
Herman Neeley 12110 Mickey 67235  
Mildred Good 1461 S. Wheatridge  
Marvin Thompson 12129 Lynndale  
Cindy Woodward 1470 Rogers  
Corey Williams 1443 Wheatridge 67235  
Greg Ulery 12411 Walker 67235  
Bob Becker 1451 Rogers Ln. 67235  
Travis Mayer 1455 Hornecker  
Johnny Hartley 12422 Irving 67235  
Marilyn Hartley 12422 Irving 67235  
Ruby Booher 1475 Hornecker 67235  
Clete Dold 218 Breezy Pointe  
Ron Moore 102 S. Breezy Pointe  
Bill Farha 1710 Barrier Cove  
Dirk Schill 12440 Lynndale  
Betty Ludwig 406 N. Jaax  
Todd Schwartz 1424 S. Wheatridge  
Patricia Adams 2753 N. Stoney Pt. 67205  
Ron Spangerberg 20 Sagebrush  
James Jordan 1470 Wheatridge 67235  
Mary Lyon 12219 Walker 67235  
George Lyon 12219 Walker 67235  
George Sherman 727 N. Waco #400